

098.0

0009

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,210,000 / 1,210,000

ASSESSED:

1,210,000 / 1,210,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WAGNER ELYSE
Owner 2:	WAGNER CAROL
Owner 3:	

Street 1: 11 MORNINGSIDE DR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CARGALE TYLER D & -

Owner 2: OMURALIEVA NAZIRA -

Street 1: 11 MORNINGSIDE DR

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 15,151 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Brick Veneer Exterior and 3766 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15151		Sq. Ft.	Site		0	70.	0.58	4									612,172						612,200	

Total AC/HA: 0.34782

Total SF/SM: 15151

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 612,172

Spl Credit

Total: 612,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Entered Lot Size	Total Land:	Land Unit Type:

User Acct	64138
GIS Ref	
GIS Ref	
Insp Date	
11/10/18	

USER DEFINED	7990!
PRIOR ID #1:	64138
PRIOR ID #2:	
PRIOR ID #3:	
PRIOR ID #1:	
PRIOR ID #2:	
PRIOR ID #3:	
PRINT	
DATE	
TIME	
12/10/20	22:35:04
LAST REV	
DATE	
TIME	
09/29/20	13:15:34
apro	
ASR Map:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LANDREASON:	
BLDREASON:	
CIVILDISTRICT:	
RATION:	

ACTIVITY INFORMATION	DATE	RESULT	BY	NAME
	6/6/2019	SQ RETURNED	JO	Jenny O
	11/10/2018	INSPECTED	BS	Barbara S
	10/17/2018	MEAS&NOTICE	CC	Chris C
	5/16/2013	INFO FM PRMT	EMK	Ellen K
	3/3/2009	MEAS/INSPECT	163	PATRIOT
	11/15/1999	INSPECTED	267	PATRIOT
	10/19/1999	MEASURED	264	PATRIOT
	9/19/1999	MAILER SENT		
Sign:	8/24/1991		KT	
		VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 19 - Ranch	2	Rating: Very Good		A Bath: 1	Rating:			RANCH W/ATC PDAS.									
Sty Ht: 1 - 1 Story				3/4 Bath: 1	Rating: Very Good												
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:												
Foundation: 1 - Concrete				1/2 Bath: 1	Rating: Very Good												
Frame: 1 - Wood				A HBth:	Rating:												
Prime Wall: 8 - Brick Veneer				OthrFix:	Rating:												
Sec Wall: 1 - Wood Shingl	30 %																
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: ORANGE																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH					
Grade: C+ - Average (+)				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1							
Year Blt: 1954	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:	Alt %:			Frpl: 3	Rating: Average			Other									
Jurisdct: G14	Fact: .			WSFlue:	Rating:			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Location:				Exterior:									
Prim Int Wall: 1 - Drywall				Total Units:				Interior:									
Sec Int Wall:	%			Floor:				Additions:									
Partition: T - Typical				% Own:				Kitchen:									
Prim Floors: 3 - Hardwood				Name:				Baths:									
Sec Floors:	%							Plumbing:									
Bsmnt Flr: 6 - Ceramic Tile								Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 3 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 098-0-0009-0007.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
12	Pool-Gunite	D	Y	1	40X20	A	AV	1990	20.84	T	23.2	101			12,800		12,800
2	Frame Shed	D	Y	1	6x16	A	AV	2000	0.00	T	15.2	101					
More: N	Total Yard Items:	12,800	Total Special Features:		Total:	12,800											
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	1,982	70,560	139,841	BMT	100	GFB	90	H								
FFL	First Floor	1,982	123,780	245,335													
EFP	Enclos Porch	450	36,750	16,537													
GAR	Garage	374	23,950	8,957													
Net Sketched Area: 4,788 Total: 410,670																	
Size Ad	1982	Gross Are	4788	FinArea	3766												
IMAGE																	
AssessPro Patriot Properties, Inc																	